

CS1 BATH & NORTH EAST SOMERSET
CORE STRATEGY
PRELIMINARY ARBORICULTURAL ASSESSMENT
ODD DOWN / SULIS MANOR



CS1 ARBORICULTURAL ASSESSMENT

Introduction

CS1.1 This chapter has been prepared by Hillside Trees Ltd.

CS1.2 A site survey was undertaken on 11th May 2013.

CS1.3 The Odd Down / Sulis Manor Core Strategy Area is located on the southern fringe of Bath. The area is defined geographically by the Sulis Manor Estate and Wansdyke to the north, Combe Hay Lane to the west, South Stoke Lane to the east and the steep scarp slope of the Cam Valley overlooking Combe Hay and South Stoke to the south.

There is currently little integration between the existing Sulis Manor housing estate and the surrounding green spaces. A few footpaths link with the Wansdyke and the top of the scarp slope. The latter are permissive paths passing through young plantations established by the landowner (TN2 – see Section CS1.8 below).

The south-west section of the area is bisected by Sulis Manor and international languages school for the promotion of English studies. This private property consists of a substantial detached house set in grounds predominantly of mature trees. The trees in the grounds of Sulis Manor make a significant contribution to the landscape amenity of this Core Strategy area, buffering the southern perimeter of the Sulis Manor housing estate and creating a prominent skyline feature screening the urban fringe from strategic locations to the south and south-east (TN1, TN3 & TN6 – see Sections CS1.6, CS1.7, CS1.9, CS1.11 below).

The trees surrounding Sulis Manor do not appear to have been managed strategically in the recent past. Some of the mature trees, especially on the south and east sides of the property, are in decline and developing gaps that could be taken advantage of to create positive links to extend public access and promote the potential of the site for passive recreation.

There is an existing buffer zone to the north of the Sulis Manor estate that segregates it from the line of the Wansdyke, a scheduled Ancient Monument. Apart from a single footpath that traverses the open space to link with Odd Down, there are no integrated points of access. Consequently, the open space appears void of any significant use for recreational purposes informal or otherwise (TN10 – see Section CS1.15 below). Whilst a similar buffer would be a prerequisite for future development of the area, the physical remnants of the Wansdyke are tentative and positive links should be developed to raise both awareness of the archaeological significance of the site and to promote use of the zone for integrated passive recreation.

There are existing belts of young, broadleaf plantations (TN2, TN5, TN7 and TN9 – see sections CS1.8, CS1.10, CS1.7, CS1.14 below). These have the capacity to develop into beneficial landscape features both within the immediate vicinity of the area but also in relation to distant views into and from the site, in particular from the neighbouring green belt and South Stoke Conservation Area.

The eastern fringe of the Sulis Manor estate is currently defined by an established mixed native shrub hedgerow and occasional specimen trees (TN8 – see section CS1.13 below). It would be possible to make gaps in the hedgerow to create an inclusive landscape with links to future development to the east

The current western flank of the area located in the apex of Combe Hay Lane and Sulis Manor Road is defined by existing hedgerows that provide important screening and a buffer from the nearby Park and Ride facility. There is potential for enhancing these features and to improve the current rather sparse and poor landscape planting along Sulis Manor Road adjacent to the sports club and football pitches (TN11 – see section CS1.16 below). This would help to develop the skyline seen from Combe Hay Lane across the pasture slopes that drop down towards the Cam Valley and Combe Hay.

Baseline information

CS1.4 The table below shows a summary of the baseline arboricultural information obtained for each Target Note Area. A total of 11 'Target Note' areas were identified. For each Target Note Area the following information was noted:

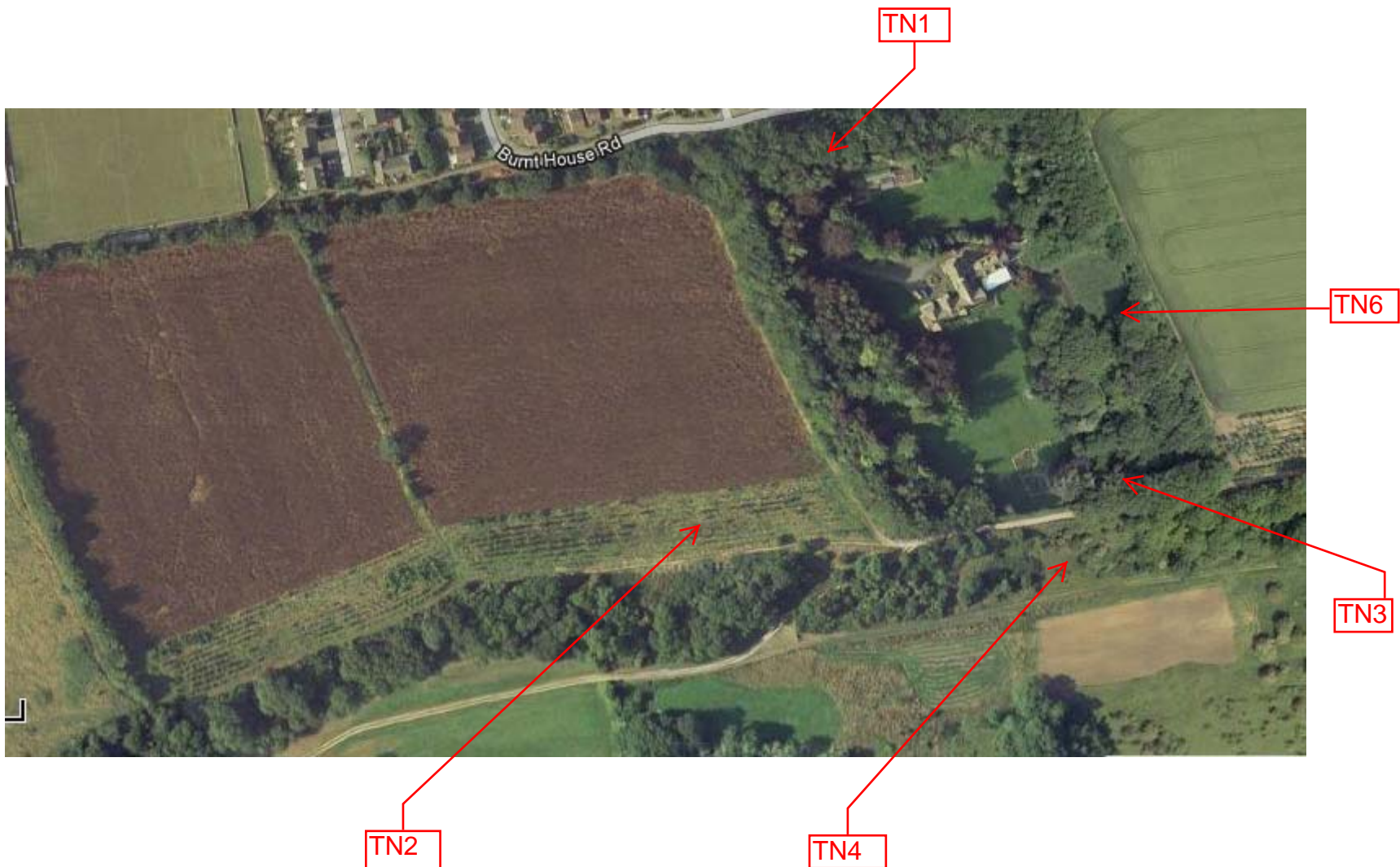
- Target Note Reference
- Location
- Key Species
- Age Class
- Site Notes
- Assessment of Visual Amenity

Table CS1.1- Baseline Arboricultural Information

Target Note Reference Number	Location Central NGR	Species	Age Class	Site Notes	Assessment of Visual Amenity
TN1	ST 738 615	Beech Pine Yew Lime Holly	Mature	<ul style="list-style-type: none"> • Mature belt of trees on northern boundary of Sulis Manor. • Understorey of beech regeneration • Important bat foraging site 	High
TN2	ST 737 613	Ash Beech Lime Cherry Rowan	Young (approximately 20 years old)	<ul style="list-style-type: none"> • Significant extension of trees on slope to south 	Moderate with potential to have increased visual amenity as the plantation develops
TN3	ST 739 613	Beech	Mature	<ul style="list-style-type: none"> • Some trees in decline • Screening of Sulis Manor • Prominent skyline feature 	High
TN4	ST 739 613	Beech Oak	Mature	<ul style="list-style-type: none"> • Prominent feature on skyline • Impressive views across South Stoke valley 	High
TN5	ST 741 613	Ash	Young	<ul style="list-style-type: none"> • Plantation • Approximately 20 years old 	Moderate with potential to have increased visual amenity as plantation develops
TN6	ST 739 614	Beech	Mature	<ul style="list-style-type: none"> • Prominent feature • Gap in canopy could provide useful link to future development 	High
TN7	ST 740 615	Ash	Young	<ul style="list-style-type: none"> • Sparse density • Would benefit from enhancement planting and diversification of species 	Low with potential to have increased visual amenity as plantation develops and creates useful link with mature trees around Sulis Manor

Target Note Reference Number	Location Central NGR	Species	Age Class	Site Notes	Assessment of Visual Amenity
TN8	ST 74 617	Hazel Field Maple Pine Apple Hawthorn	Young	<ul style="list-style-type: none"> • New planting • Hedgerow 	Moderate. Provides useful screening and buffer between the existing housing development and open fields to the east
TN9	ST 742 618	Ash Sycamore Monterey Cypress	Mature	<ul style="list-style-type: none"> • Sparse hedgerow located sporadically along length of site of Wansdyke • Occasional specimen trees located mostly in neighbouring properties 	Generally low. Scope for considerable enhancement
TN10	ST 739 617	Mixed broadleaf species including cherry, hazel, and field maple	Semi-mature	<ul style="list-style-type: none"> • Maturing landscape planting • Parallel hedgerow margins to north and south of open area of grassland that is traversed by footpaths 	Locally high but with limited visual amenity in the wider landscape
TN11	ST 735 616	Norway Maple Leyland Cypress	Mature	<ul style="list-style-type: none"> • Norway Maple road verge specimens dominated by Leyland Cypress 	Moderate but oppressive

CS1.5 Appendix CS1.1 shows Target Note Location Plans 1, 2, 3 and 4



Bath & North East Somerset Core Strategy.
Bath. Odd Down/Sulis Manor.
Target Note Location Plan 1. June 2013



Bath & North East Somerset. Core Strategy.
Bath. Odd Down/Sulis Manor.
Target Note Location Plan 2. June 2013



Bath & North East Somerset. Core Strategy
Bath. Odd Down/Sulis Manor.
Target Note Location Plan 3. June 2013



Bath & North East Somerset. Core Strategy.
Bath. Odd Down/Sulis Manor
Target Note Location Plan 4. June 2013

CS1.6 Figure CS1.1 shows TN1 viewed from Sulis Manor Road.



Figure CS1.1

CS1.7 Figure CS1.2 shows TN1 viewed from Sulis Manor Road demonstrating dominance of mature Beech and sparse understory.



Figure CS1.2

CS1.8 Figure CS1.3 shows TN2 looking east towards the western boundary of Sulis Manor.



Figure CS1.3

CS1.9 Figure CS1.4 shows TN3 looking west



Figure CS1.4

CS1.10 Figure CS1.5 shows TN5 looking south-east from the eastern boundary of Sulis Manor demonstrating emerging importance of this feature on the skyline



Figure CS1.5

CS1.11 Figure CS1.6 shows TN6 demonstrating prominence of the mature trees surrounding Sulis Manor



Figure CS1.6

CS1.12 Figure CS1.7 shows TN7 looking east from north-eastern corner of the grounds of Sulis Manor



Figure SC1.7

CS1.13 Figure CS1.8 shows TN8 looking north



Figure SC1.8

CS1.14 Figure CS1.9 shows TN9 looking east with line of the Wansdyke in the foreground



Figure CS1.9

CS1.15 Figure CS1.10 shows TN10 looking west



Figure CS1.10

CS1.16 Figure CS1.11 shows TN11 looking west from Burnt House Road



Figure CS1.11